

**Substitute Trustee's Deed
Indexing Instructions**

Lot 198, Sec C, North Creek S/D, in Sec 20, T-1-S, R-8-W, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 2nd day of November, 2004, Jeff D. Dupuis Jr., A Single Man, executed and delivered a certain Deed of Trust unto Jim B. Tohill, Trustee for Argent Mortgage Company, LLC, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2108 at Page 111; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Wachovia Bank, N.A., as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004. Asset Backed Pass-Through Certificates Series 2004-WWF1 by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2760 at Page 789; and

WHEREAS, on the 9th day of July, 2007 the Holder of said Deed of Trust substituted and appointed **Emily Kaye Courteau**, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2760 at Page 790; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, **Emily Kaye Courteau, Substitute Trustee** advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated **July 31, 2007** by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in The DeSoto Times Today for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 28th day of August, 2007, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, **Emily Kaye Courteau, Substitute Trustee**, did on the 28th day of August, 2007, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

A certain track or parcel of land being more particularly described as follows:

Lot 198, Section C, North Creek Subdivision, located in Section 20, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in plat book 60, page 45, in the office of the chancery clerk of Desoto County, Mississippi.

WHEREAS, at said sale Wachovia Bank, N.A., as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004. Asset Backed Pass-Through Certificates Series 2004-WWF1 was the highest bidder and best bidder, therefore, for the sum of \$135,000.00 and the same was then and there struck off to Wachovia Bank, N.A., as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004. Asset Backed Pass-Through Certificates Series 2004-WWF1 and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

WHEREAS, Wachovia Bank, N.A., as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004. Asset Backed Pass-Through Certificates Series 2004-WWF1, has requested transfer and assignment of its bid to U. S. Bank, National Association successor trustee to

now
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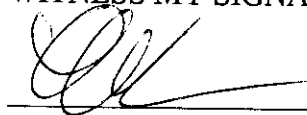
Wachovia Bank, N.A. as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004. Asset-Backed Pass-Through Certificates Series 2004-WWF1 and has authorized the undersigned to convey the property described above to U. S. Bank, National Association successor trustee to Wachovia Bank, N.A. as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004. Asset-Backed Pass-Through Certificates Series 2004-WWF1 and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Wachovia Bank, N.A., as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004. Asset Backed Pass-Through Certificates Series 2004-WWF1, as the highest and best bidder to U. S. Bank, National Association successor trustee to Wachovia Bank, N.A. as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004. Asset-Backed Pass-Through Certificates Series 2004-WWF1, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned **Substitute Trustee**, do hereby sell and convey unto U. S. Bank, National Association successor trustee to Wachovia Bank, N.A. as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004. Asset-Backed Pass-Through Certificates Series 2004-WWF1 the land and property herein described.

I convey only such title as is vested in me as **Substitute Trustee**.

cr/F07-0005

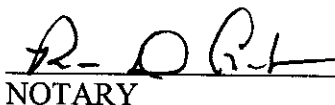
WITNESS MY SIGNATURE, this the 14th day of Sept, 2007.



Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA
PARISH OF OUACHITA

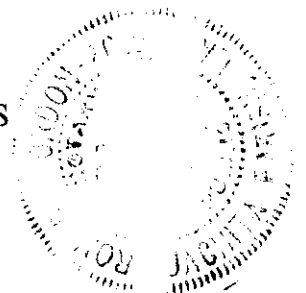
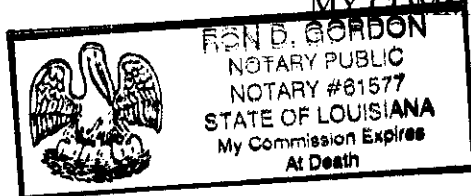
PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 14th day of Sept, 2007, the within named **Emily Kaye Courteau, Substitute Trustee**, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:
GRANTOR:
Emily Kaye Courteau
2309 OLIVER RD.
MONROE, LA 71201
318-330-9020



GRANTEE:
U. S. Bank, National Association successor trustee to Wachovia Bank, N.A. as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004. Asset-Backed Pass-Through Certificates Series 2004-WWF1
7495 New Horizon Way
Frederick, MD 21703
800-662-3806

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES
2309 OLIVER RD.
MONROE, LA 71201
318-330-9020

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

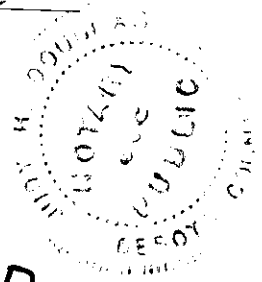
Volume No. 112 on the 7 day of Aug., 2007
Volume No. 112 on the 14 day of Aug., 2007
Volume No. 112 on the 21 day of Aug., 2007
Volume No. _____ on the _____ day of _____, 2007
Volume No. _____ on the _____ day of _____, 2007
Volume No. _____ on the _____ day of _____, 2007

Diane Smith

Sworn to and subscribed before me, this 21 day of Aug., 2007

BY *Judy H. Donagan*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 357 words @ .12 \$ 42.84
B. 2 subsequent insertions of 714 words @ .10 \$ 71.40
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 117.24

Substitute Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF DESOTO
WHEREAS, on the 21st day of November, 2004, Jeff D. Dupuis, Jr., A Single Man, executed and delivered a certain Deed of Trust unto Jim B. Tohill, Trustee for Argent Mortgage Company, LLC, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2108 at Page 111; and
WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Wachovia Bank, N.A., as Trustee. Pooling and Servicing Agreement dated as of November 1, 2004, Asset Backed Pass-Through Certificates Series 2004-WWF-1 by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2760 at Page 789; and
WHEREAS, on the 9th day of July, 2007, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2760 at Page 789; and
WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 28th day of August, 2007, I will during legal hours, at public outcry, offer for sale and will sell, at the East front door at Courthouse, located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:
A certain track or parcel of land being more particularly described as follows:
Lot 198, Section C, North Creek Subdivision, located in Section 20, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in plat book 60, page 45, in the office of the chancery clerk of DeSoto County, Mississippi.
I will only convey such title as is vested in me as Substitute Trustee
WITNESS MY SIGNATURE, this day July 31, 2007
Emily Kaye Courteau
Substitute Trustee
2008 OLIVER ROAD
HERNANDO, LA 71301
(504) 880-8080
6-7-07-6303
PUBLISHED: 6-7-07, 8-14-07, 8-21-07

Street - On the Square- Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229